

These minutes are not official until approved by the City of Evansville Plan Commission.

**City of Evansville Plan Commission
Regular Meeting
April 6, 2021, 6:00 p.m.
Meeting held virtually due to COVID-19 Guidelines**

MINUTES

1. **Call to Order** at 6:03 pm.

2. **Roll Call:**

Members	Present/Absent	Others Present
Mayor Bill Hurtley	P	Community Development Director Jason Sergeant
Aldersperson Rick Cole	P	Chad Renly, Municipal Services Director
Aldersperson Erika Stuart	P	Christina Rippl, 315 Franklin St
Bill Hammann	A	Dakota Walters, 324 Franklin St
John Gishnock	A	Bev Krueger, 339 E Main St
Mike Scarmon	P	Ryan Combs, Combs and Associates
Susan Becker	P	

3. **Motion to approve the agenda, by Stuart, seconded by Cole. Approved unanimously.**

4. **Motion to waive the reading of the minutes from the March 2, 2021 Meeting and approve them as printed by Cole, seconded by Becker. Approved unanimously.**

5. **Civility Reminder.** Hurtley noted the City's commitment to civil discourse.

6. **Citizen appearances other than agenda items listed.** None

A. Concept Discussion for Subdivision Plat, Comprehensive Plan Amendment, and Rezone Request of Lot 15 in Stonewood Grove. Sergeant summarized the proposal including the need to amend future land use designations and create a road right of way. Berg added that most of the duplexes will have side loading garages. Becker clarified the location of wetlands and a future road extension.

B. Concept Discussion for Westfield Meadows First Addition Subdivision and Rezone. Sergeant summarized the proposal noting the reduction of B-1 zoned property in the proposal.

C. Discussion and Possible Motion to Approve Site Plan for a Dog Park at 535 S Madison Street. Sergeant summarized the staff report, including a condition to add sidewalk connections and landscaping. Becker expressed a preference to have a public hearing. Commission discussed maintenance and other details. Renly highlighted the park is likely going to run over budget and would only be maintained during spring, summer, and fall. **Motion to table site plan review for a Dog Park at 535 S Madison Street by Cole, seconded Stuart. Approved unanimously.**

These minutes are not official until approved by the City of Evansville Plan Commission.

7. New Business

- A. Public Hearing and Review of RZ-2020-01 to rezone Parcel 6-27-683 from A Agricultural District to R-2 Residential District Two located at 339 E Franklin Street**
- i. Staff and Applicant Comments.** Sergeant summarized the staff report and suggested the condition to request a 15' easement for a pedestrian path be removed. Krueger added the desire was to make the legal non-conforming unit legal with the appropriate zoning.
 - ii. Public Hearing.** Hurtley opened the public hearing at 6:40 pm. Dakota and Rippl commented in support for the application and expressed concern over a future sidewalk. Hurtley closed the public hearing at 6:46pm
 - iii. Plan Commissioner Questions and Comments.** Cole asked why there was concern over the possible sidewalk connection. Krueger said it was due to all the extra traffic from the night owl, the neighbors didn't want any additional traffic on the street.
 - iv. Motion to recommend Ordinance 2021-05. Motion to recommend approval of Ordinance 2021-05, Rezoning Parcel 6-27-683 at 339 Franklin Street from Agricultural District (A) to Residential District (R-2), finding that the public benefits of the proposed rezoning outweigh any and all potential adverse impacts, as identified in Section 130-174(3)a-c of City ordinances. by Cole, seconded Stuart. Approved unanimously.**
- B. Public Hearing and Review of Land Division Application LD-2021-01 to create a condominium on parcel 6-27-614 located at 20 S Madison.**
- i. Review Staff Report and Applicant Comments.** Sergeant shared the staff report noting a condition to have this reviewed by municipal services. Combs shared the goal was to refinance the property and this was the best way to accomplish that goal to separate the commercial and residential portions of the parcel.
 - ii. Public Hearing.** Hurtley opened the public hearing at 6:52 pm. No comments were received. Hurtley closed the public hearing at 6:53pm
 - iii. Plan Commissioner Questions and Comments.** None
 - v. Motion with Conditions. Motion to recommend to Common Council approval of the condominium plat to create two units on 6-27-614 (Tax ID 222 059002) located at 20 S Madison Street, finding that the application is in the public interest and meets the objectives contained within Section 110-102(g) of city ordinances, with the condition the plat is recorded with Rock County Register of Deeds and Municipal Services Reviews the application. by Cole, seconded Becker. Approved unanimously.**
- C. Updates and Discussion of Settler's Grove Subdivision Proposal**
- i. Development Agreement.** Sergeant reviewed changes, commission discussed inclusion of a water boosting station, shared costs to improve Porter Road, and counting more of the trail costs towards park land dedication.
 - ii. Subdivision Plat.** Sergeant noted the through connection of a sidewalk and realignment of the trails.
 - iii. Rezone Request.** Sergeant explained some R2 lots have been relocated at request of the city.
- D. Pre-Application Discussion of Site Plan Proposal for site redevelopment at 155 N Union.**
Sergeant shared this application was the result of a long site search and explained a submission

These minutes are not official until approved by the City of Evansville Plan Commission.

was reviewed and some staff comments have been addressed. Commission discussed wanting to see some more transparent glass along north union and maybe some different materials along north union.

8. Monthly Reports

E. Community Development Report. Sergeant shared his report, including online permitting is making good progress.

9. Next Virtual Meeting Dates: Tuesday, May 4, 2021 at 6:00pm

10. Motion to Adjourn by Cole, seconded by Stuart. Approved Unanimously.